11 Crescent Avenue, Greenville, S.C. 29605

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PURCHASE MONEY MORTGAGE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, COFFEE STREET REALTY CO., a Corporation chartered under the laws of the State of South Carolina (hereinafter referred to as Mortgagor) is well and truly indebted unto PAUL P. EFSTRATION AND PETER EFSTRATION (hereinafter referred to as Mortgagees) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Two Hundred Thousand and no/100 ($200,000.00) Dollars due and payable with interest thereon from date at the rate of 9.66336 per centum per annum, in Two Hundred Four (204) monthly installments of Two Thousand and no/100 ($2,000.00) Dollars each, commencing on the first day of January, 1979, and continuing on the first day of each month thereafter until and including December 1, 1995, and one final payment of twenty-eight ($0.28) cents on January 1, 1996, each of said payments to be applied first to interest at the aforesaid rate and then to principal.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagees for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagees at any time for advances made to or for its account by the Mortgagees, and also in consideration of the further sum of Three Dollars ($3.00) to the Mortgagor in hand well and truly paid by the Mortgagees at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagees, the Mortgagees' heirs and assigns:

ALL those certain pieces, parcels or lots of land, together with buildings and improvements thereon, situate, lying and being on the eastern side of N. Spring Street, in the City of Greenville, County of Greenville, State of South Carolina, and having the following metes and bounds when described together as one combined parcel:

BEGINNING at an iron pin on the eastern side of N. Spring Street at the corner of other property now owned by the mortgagor herein, said pin being located 83 feet north of the intersection of the eastern right-of-way line of N. Spring Street with the northern right-of-way line of E. Coffee Street; thence from said point of beginning continuing with the eastern right-of-way of N. Spring Street N. 20-50 E. 12.25 feet to a point; thence continuing

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
80.00